

Chapters



**30 BECK ROAD
SOWERBY BRIDGE**

**£275,000
FREEHOLD**

Chapters are pleased to market this delightful end-terrace house on Beck Road offering a perfect blend of modern living and community spirit. Built in 2019, this spacious family home spans an impressive 1,119 square feet and is thoughtfully arranged over three floors, providing ample space for both relaxation and entertainment. The property features three well-proportioned bedrooms, making it ideal for families or those seeking extra room for guests or a home office. With two bathrooms and downstairs WC along with modern kitchen dining room and living room with doors leading to the garden. One of the standout features of this home is its location. Situated in a sought-after area, it boasts a wonderful community feel, perfect for those who appreciate a friendly neighbourhood. Additionally, the proximity to the picturesque canal offers opportunities for leisurely walks and outdoor activities, enhancing the overall lifestyle this property provides. For those with vehicles, the property includes parking for two, a valuable asset in this desirable location. This home is not just a place to live; it is a sanctuary that combines comfort, style, and a sense of belonging. Whether you are a first-time buyer or looking to settle into a vibrant community, this property on Beck Road is an opportunity not to be missed.



• SEMI-DETACHED FAMILY HOME • THREE BEDROOMS • LARGE KITCHEN DINING • LIVING ROOM WITH FRENCH DOORS TO THE GARDEN

Entrance

Access via a composite front door with radiator, staircase to the first floor and door to:

Kitchen Dining

Modern kitchen with matching wall and base units incorporating 1 1/2 stainless steel sink and drainer. Integrated oven, gas hob and extractor hood overhead. Integrated dishwasher, washing machine and fridge freezer. Dining area with radiator, double glazed window to the front and door to:

WC

WC, wash basin and radiator.

Living Room

Bright space with radiator and double doors leading to the rear garden

First Floor

Spacious landing with double glazed window to the front and staircase to the second floor.

Bedroom Two

Large double bedroom with double glazed window to the rear and radiator.

Bedroom Three

Single room with French doors opening to a Juliet balcony and radiator.

Bathroom

Three piece family bathroom comprising WC, wash basin and paneled bath with shower overhead. Part tiled walls, extractor fan and radiator.

Second Floor

Bedroom One

Fantastic master suite with double glazed window to the front, space to create fitted wardrobes or dressing area, radiator and door to:

En-Suite

WC, wash basin and double shower cubical. Part tiled walls and velux window.

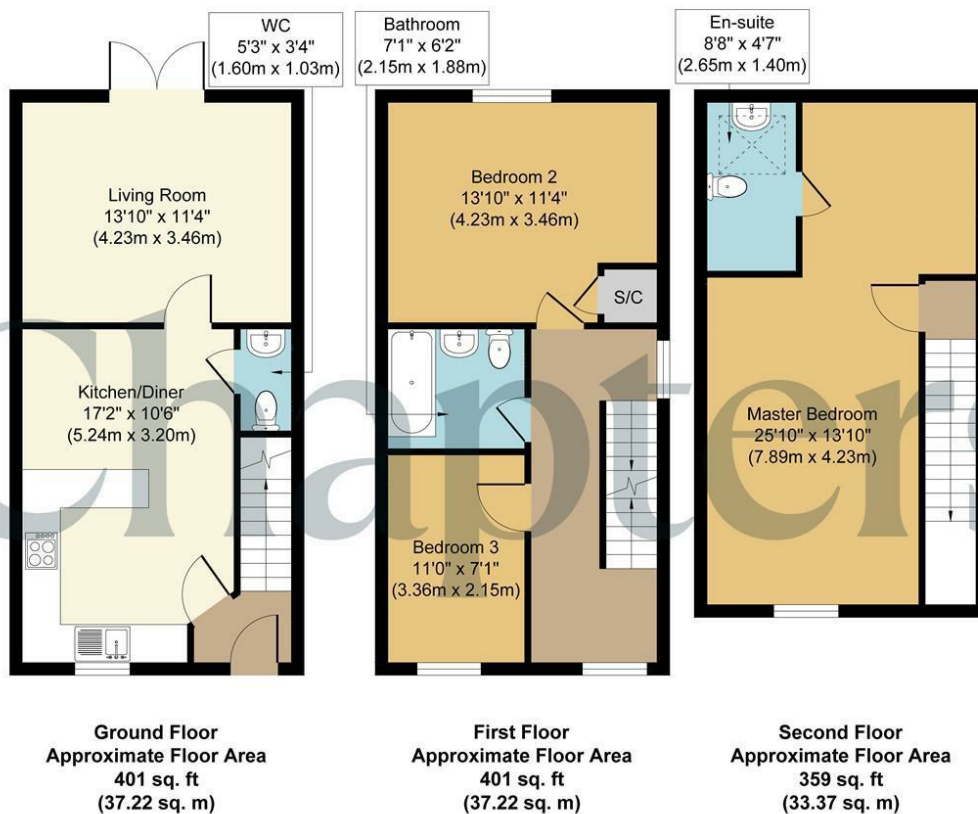
External

The property benefits from off-road parking to the rear of the property with EV charger and private enclosed rear garden with flagged patio and artificial lawn garden.



- MASTER SUITE TO THE TOP FLOOR • DOWNSTAIRS WC, HOUSE BATHROOM & EN-SUITE • OFF-ROAD PARKING • SOUGHT AFTER LOCATION





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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